



City of San Antonio

Legislation Details (With Text)

File #: 16-6299

Type: Plan Amendment

In control: Planning Commission

On agenda: 1/11/2017

Title: PLAN AMENDMENT # 17012 (Council District 5): A request by Big Red Dog Engineering (Russell Yeager), for approval of a resolution to amend the future land use plan contained in the Lonestar Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.429 acres out of NCB 2986, located at 1915 South Presa Street from "Low Density Mixed Use" to "High Density Mixed Use". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017038)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed Land Use Maps, 2. Aerial Map, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 17012

(Associated Zoning Case Z2017038)

SUMMARY:

Comprehensive Plan Component: Lone Star Community Plan

Plan Adoption Date: March 21, 2013

Current Land Use Category: Low Density Mixed Use

Proposed Land Use Category: High Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 11, 2017

Case Manager: Erica Greene, Planner

Property Owner: Stephen B. Foster

Applicant: Mario Gonzalez

Representative: Big Red Dog Engineering (Russell Yeager)

Location: 1915 S. Presa Street

Legal Description: 0.429 acres out of NCB 2986

Total Acreage: 0.429

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association and Roosevelt Park Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Transportation

Thoroughfare: South Presa

Existing Character: Major Arterial

Proposed Changes: None

Thoroughfare: Groveton Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Boyer Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #36 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: March 21, 2013

Update History: None

LU Goal 6.1: Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.

Comprehensive Land Use Categories

Low Density Mixed Use: Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The mix of uses promotes walkability, therefore all mixed use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.

Example Zoning Districts:

RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4

Comprehensive Land Use Categories

High Density Mixed Use: High Density Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities integrated into one structure or found on the same lot or block. High Density Mixed Use incorporates high quality architecture and urban design features such as a strong street edge, attractive streetscapes, parks/plazas, and active ground floors. High Density Mixed Use is preferred in nodes along major arterials that are within 1/4 mile of a major transit stop.

Example Zoning Districts:

MF-18, MF-25, MF-33, MF-40, MF-50, MF-65, O-1.5, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, AE-1, AE-3

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Mixed Use

Current Use

Warehouse Buildings

North

Future Land Use Classification

Low Density Mixed Use

Current Use

UZROW

East

Future Land Use Classification

Low Density Mixed Use

Current Use

Vacant Lot

South

Future Land Use Classification

Low Density Mixed Use

Current Use

Merit Roasting Company

West

Future Land Use Classification

Low Density Mixed Use

Current Use

UZROW

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to allow for commercial uses and multi-family housing. The properties that are located around the subject property include several apartment complexes and commercial businesses/offices. The proposed amendment to High Density Mixed Use will not significantly alter the land use pattern and character of the immediate area. The High Density Mixed Use supports the Lone Star Community Plan strategies and goals to rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Lonestar Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Medium Density Mixed Use land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017038

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 30 Multi-Family Units

Zoning Commission Hearing Date: January 17, 2017